



ROCHESTER-OLMSTED PLANNING DEPARTMENT

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COUNTY OF

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ROCHESTER CITY COUNCIL

September 6, 2017

Prepared By: Rochester-Olmsted Planning Staff

Request: Final Plat R2017-023PLAT by the City of Rochester, to be known as Northview Fourth Subdivision. The plat will shift a lot line between Lots 1 & 2, Block 1, Northview Third Subdivision.

Location: The site is located north of Valleyhigh Drive NW, east of W. Circle Drive NW, and west of 40th Avenue NW.

Applicant: Widseth Smith Nolting
& Consultant: Attn: Craig Britton
 3777 40th Street SE, Suite 200
 Rochester, Minnesota 55901

ACTION ITEMS

Summary of Action

Final Plat for Northview Fourth Subdivision.

Staff Recommendation

Approval with conditions.

SUMMARY OF PROPOSED DEVELOPMENT

This Final Plat will shift one lot line, on a 2.95 acre site, without creating any additional lots. The lot line shift will allow the applicant to build a garage addition on proposed Lot 1, Block 1.

FINAL PLAT REVIEW

Zoning: The site is in the M-1, Mixed Commercial-Industrial District, on the Rochester Zoning Map.

Land Use Plan: The Rochester Urban Service Area Land Use Plan designates this property suitable for Industrial uses.

Roadways: No new roadways will be dedicated with this Plat. Lot 2, Block 1, will take access directly from 40th Avenue NW, and Lot 1, Block 1, will take access from a private driveway off 40th Avenue NW.

There is an existing 40 foot access easement along the northern boundary of the site. The document number must be identified on the plat before Final Plat recording.

The plat must identify controlled access along West Circle Drive.

Pedestrian Facilities:

A 25-foot Pedestrian Access Easement is currently recorded along the west boundary of proposed Lot 1, Block 1. The document number must be identified on the plat before the Final Plat is recorded.

Wetlands/Decorah Edge:

There are no hydric soils on site.

Boulevard Trees:

Boulevard trees will be required along 40th Avenue NW. Prior to recording the Final Plat, the Owner shall either make applicable cash payment to the Rochester Park & Recreation Department or submit a planting plan to the City Forester for a planting permit.

This development will require one tree for every 35 feet of frontage.

STAFF RECOMMENDATIONS

The planning staff has reviewed the submitted Final Plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, Section 61.230 and recommends approval of the Final Plat for **Northview Fourth Subdivision**, subject to the following conditions:

1. Prior to recording the Final Plat, the plat must be modified to include:
 - a. Controlled access along West Circle Drive.
 - b. The document number for the existing 25 foot pedestrian access easement along the western boundary of the site.
 - c. The document number for the existing 40 foot access easement along the northern boundary of the site.
2. Boulevard trees are required for this development. Prior to recording the Final Plat, the applicant must make applicable cash payment to the Rochester Park & Recreation Department, or submit a planting plan and obtain a planting permit from the City Forester.

ATTACHMENTS

1. Site Location Map
2. Staff Report
3. Final Plat
4. Referral Comments